

# EDITORIAL: A triple play for Huntington Station

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If a single proposal can accomplish a triple play - adding affordable housing, focusing development on an existing transportation hub, and helping to revitalize Huntington Station - what's not to like?

Those would be the key effects of a proposal by AvalonBay Communities for 530 units of rental and ownership housing on 30 acres, a short walk from the Huntington Long Island Rail Road station. Unless something extraordinary comes up at a public hearing Tuesday evening, the town board seems likely to approve it in the next few weeks - and it should.

As the land is now zoned, the owner, Starlight Building Corp., could build 109 single-family homes, with prices likely to be well north of \$500,000. In the proposed development, 25 percent of both rental and for-sale units would be affordable: rentals starting at \$890 a month, for-sale units at \$150,000-\$160,000. And even with more units, it would produce fewer schoolchildren for the Huntington School District than the single-family houses.

Supervisor Frank Petrone, AvalonBay and the schools have been in frequent touch, and the community has been kept in the loop. The process, more collegial than the norm on the Island, produced an increase in affordable units, a slight decrease in density, and a good chance to add another pivotal element to the revitalization of Huntington Station.

Having come this far, the town must not miss this rare chance to accomplish so many desirable goals at once. hN

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